023.0	0005	0018.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	894,300 / 894,300
					USE VALUE:	894,300 / 894,300
					ASSESSED:	894,300 / 894,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
45		HENDERSON ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	PHILLIPS KARIN J		
Owner 2:			
Owner 3:			
Street 1:	45 HENDERSON STREET		
Street 2:			
Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry: U	Own Occ: Y
Postal:	02474	Type:	

PREVIOUS OWNER

Owner 1:	FARKAS WALDEN K -
Owner 2:	-
Street 1:	45 HENDERSON STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: U
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 6,522 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1895, having primarily Clapboard Exterior and 1376 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6522.000	401,800		492,500	894,300
Total Card	0.150	401,800		492,500	894,300
Total Parcel	0.150	401,800		492,500	894,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 649.93 | /Parcel: 649.9

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct 15520

GIS Ref

GIS Ref

Insp Date 07/21/17

!1936!

PREVIOUS ASSESSMENT

Parcel ID 023.0-0005-0018.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	401,600	0	6,522.	492,500	894,100	894,100	Year End Roll	12/18/2019
2019	101	FV	318,900	0	6,522.	523,300	842,200	842,200	Year End Roll	1/3/2019
2018	101	FV	318,900	0	6,522.	381,700	700,600	700,600	Year End Roll	12/20/2017
2017	101	FV	318,900	0	6,522.	332,500	651,400	651,400	Year End Roll	1/3/2017
2016	101	FV	318,900	0	6,522.	283,200	602,100	602,100	Year End	1/4/2016
2015	101	FV	296,600	0	6,522.	277,000	573,600	573,600	Year End Roll	12/11/2014
2014	101	FV	296,600	0	6,522.	227,800	524,400	524,400	Year End Roll	12/16/2013
2013	101	FV	296,600	0	6,522.	216,700	513,300	513,300		12/13/2012

PRINT

Date	Time
12/10/20	17:28:29

LAST REV

Date	Time
08/22/17	15:16:00
apro	
1936	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
FARKAS WALDEN K	48296-385		10/10/2006		513,500	No	No		
SOLOMONS NAN M	26672-433		9/17/1996		233,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/19/2010	196	Addition	50,000					TO SIDE & REAR OF
7/29/1994	381		2,500					REM/KITCHEN

ACTIVITY INFORMATION

Date	Result	By	Name
7/21/2017	MEAS&NOTICE	HS	Hanne S
2/15/2007	MLS	MM	Mary M
9/29/1999	Mailer Sent		
9/29/1999	Measured	263	PATRIOT
8/11/1993		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	15520
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6522		Sq. Ft.	Site		0	80.	0.94	1									492,526						492,500	

Total AC/HA:	0.14972	Total SF/SM:	6522	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	Total:	492,526	Spl Credit		Total:	492,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	5 - Mansard		
Roof Cover:	2 - Slate		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1895	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	25	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.35000002
Const Adj.:	1.03741574
Adj $ / SQ:	182.066
Other Features:	87250
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	421135
Depreciation:	19372
Depreciated Total:	401763

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	2	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	2	
Totals			
1	6	2	

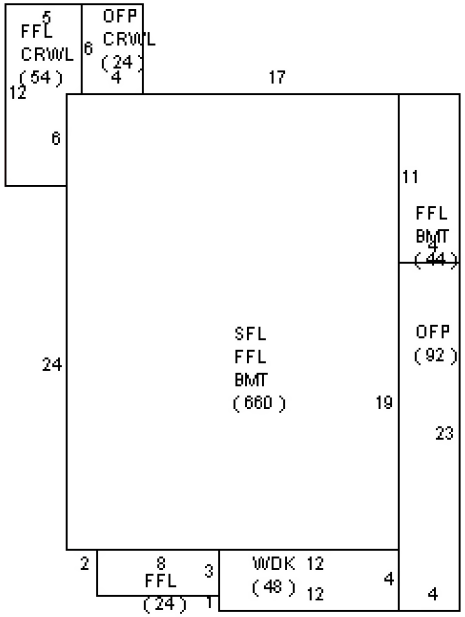
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	200.27
Special Features:	0	Val/Su Net:	173.04
Final Total:	401800	Val/Su SzAd	292.01

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	782	182.070	142,376
BMT	Basement	704	54.620	38,452
SFL	Second Floor	594	182.070	108,147
OFP	Open Porch	116	31.870	3,697
CRWL	Crawl Space	78	27.310	2,130
WDK	Deck	48	16.600	797

Net Sketched Area:	2,322			Total:	295,599
Size Ad	1376	Gross Are	2388	FinArea	1376

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
SFL	90				

MOBILE HOME

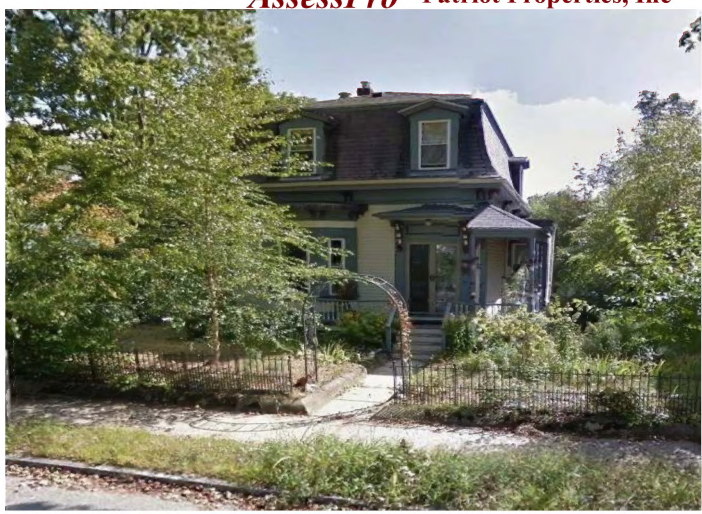
Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 023.0-0005-0018.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	6X8	A	AV	2010	0.00	T	7.2	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc